



**Northfield Master Plan Steering Committee with Roundtable**  
**Minutes for October 16, 2013**  
**Meeting held at Town Hall**

Meeting was **called to order** at 7:00 PM by Chair Rich Fitzgerald

**Attending:** Richard Fitzgerald, Brian Brault, Gwen Trelle, Steve Malsch, Jack Spanbauer and Dianne Cornwell

Absent: Kevin Leger

Roundtable members attending: Kathy Wright, Sue Ross, Alex Stewart

Also attending: Consultants Martha Lyon and Daphne Politis

**Approval of Minutes:** After review and upon a motion made by Kathy Wright and seconded Jack Spanbauer, MPSC members voted favorably the approval of the September 4, 2013 minutes as submitted with one abstention.

**Citizen Concerns/Other:** Steve Stoia talked with Roundtable about his views of the Main Street roundtable discussion. He asked members to consider “what Main Street are we trying to preserve?” He talked about recent problems on Main Street with someone trying to set up a motor cross on Housing Authority property that also crossed the back of his property and currently was operating on the property that is for sale next to his that is maintained by an absentee landlord and unwilling to intervene in the problem. He also talked about the robberies on Main Street, the drugs in town, and the signs of deterioration. Economic vitality on the Main Street might help deter some of these issues. Clustered businesses could impact drug dealers.

Members discussed the problems of absentee landlords and Main Street. There was a lot of concern about properties being bought and split into smaller apartments. Martha Lyon referenced the inventory that 26% of the homes on Main Street have 4 or more bedrooms. Richard Fitzgerald stated that the Planning Board had considered the issue of these homes breaking up into smaller apartments when there was concern that the large campus was coming to town. There was some question whether there should be an additional goal in Master plan of Stewardship of Lands and Sustainability. Daphne Politis spoke on zoning as a way to focus energy on what we want to preserve and identifying where we want change. Member Malsch questioned how we establish guidelines and will it require an additional process beyond the Master Plan work. If so, then do we need to get funding requested at the next annual meeting. There was lengthy discussion about how the Planning Board currently operates and their interest in having a hired consultant to work on zoning. Whatever approach was taken, there needed to be considerable public education efforts for any zoning change to pass a town meeting. There were questions raised whether the BOS could appoint a committee to work with the planning board on possible zoning changes.

**Business from Previous Meeting**

**A. Budget report:**

Chair Fitzgerald reported that he had been unable to connect with town accountant to get an up to date report on the status of our budget.

**B. Roundtable Debriefing**

The general consensus was the Roundtables went well. Generally there seemed to be support for economic development activities and most people who attended were engaged in a positive way .

**C. Last Public Forum** will be held on the 20<sup>th</sup> of November at NES. Martha and Daphne reviewed the process for the forum. As part of preparation, members were each asked to take on a goal to review and comment back by Monday November 4. Member review would include seeking out interested parties or experts in that area for comment. Member Cornwell and Martha Lyon will meet with the FRCOG to follow up with their staffs recommendations for some of the implementation activities, including identifying potential resources and partners.

The final forum will begin with a presentation of where we are, will involve goal stations and 2 questions. There will be refreshments, organized by Gwen, and a few door prizes. Gwen will call Kevin and see if he can help. Members Cornwell and Trelle will get together after Oct 31 to draft a poster for the event.

Members agreed to meet again on November 13<sup>th</sup> at 7 pm. Member Spanbauer will post meetings, and member Cornwell will send a reminder to post to Jack,

Upon motion by Jack Spanbauer seconded by Steve Malsch, members voted to **adjourn** at 8:45PM.

Respectfully submitted, Dianne Cornwell

Minutes reviewed and approved by MSPC on 11/13/2014